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## 9.0 LAND USE

### 9.1 LOCAL LAND USE RESTRICTIONS

Local land use restrictions are addressed in Section 8.4.2.1, “City and County,” of Exhibit 9A. Table 8.4-2 in Exhibit 9A shows all restrictions from the City of Hanford, Kings County, and Kings Industrial Park.

Specific land use restrictions include the following:

- New industrial uses must meet both of the following noise standards: (1) shall not exceed 70 decibels A-weighted (dBA) at the property line and (2) shall not exceed 55 dBA for 30 minutes or 70 dBA for 1 minute between 7 a.m. and 10 p.m. or 45 dBA for 30 minutes or 50 dBA for 1 minute between 10 p.m. and 7 a.m. within 50 feet of an existing residence;
- No vibration (other than from transportation facilities or temporary construction work) shall be permitted that is discernable by the average person without instruments at the property line;
- No odorous emissions shall be permitted in such quantities as to be readily discernable by the average person at the property line;
- No direct or sky-reflected glare shall be permitted that could create traffic accidents or adversely affect the use or value of adjoining property;
- Devices that transmit radio frequency energy shall be operated so as not to cause interference with any activity carried on beyond the property line;
- The building height must not exceed a 1:1 ratio between the distance from the front property line to the structural height;
- There must be a 50-foot setback along the front property line, at least the first 20 feet of which must be landscaped, and a 20-foot setback along the sides and rear of the property;
- The maximum allowable Floor Area Ratio (FAR) is 50%;
- There must be one off-street parking space for each employee of the maximum working shift, one space for each truck, and one space for each permanently employed salesperson;
- The maximum allowable area of all faces of all permanent signs, excluding directional signs, is one square foot per linear foot of property line adjoining a street, to a maximum of 300 square feet of sign area; and
- Storm water and drainage water shall be contained on-site, which may be accomplished through the use of an on-site drainage basin.

### 9.2 USE OF ADJACENT PARCELS

Section 8.4.1, “Affected Environment,” of Exhibit 9A addresses the land uses of all properties within 1 mile of the site. Table 8.4-1 in Exhibit 9A summarizes both existing and potentially sensitive land uses in the affected environment.

### **9.3 OWNERSHIP OF ADJACENT PARCELS**

Property owners within 1,000 feet of the HEPP site and within 500 feet of its associated linear facilities are included in Tables 2-1 and 2-2, even though some are not "adjacent."

### **9.4 CENSUS TRACT DEMOGRAPHICS**

The area is situated in Hanford, U.S. Census tract 0012-02, of Kings County, California. As of 1990, the population density was 90 persons per square mile within a three-mile radius of the HEP site. Hanford is the largest city in the study area and has been experiencing steady population growth over the past 19 years. Statistical information from the CDF indicates that Hanford had a population of 20,958 in 1980 and 40,300 in 1999. This is an annual growth rate of 3.5% from 1980 to 1999. The city is expected to grow by about 4.1% annually through 2010. According to the 1990 U.S. Census, in 1990 the Hanford population was approximately 75% white, 5% black, 3% Asian, 1% American Indian, and 17% of other origin. In Hanford, 30% of the population is of Hispanic origin, and 70% of the population is not of Hispanic origin. There were 4,755 persons living below the poverty level in Hanford in 1990, which was 16% of the total population.

